

Chapter 17.48

HIGHWAY COMMERCIAL DISTRICT (HC)

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17.48.010 Intent.

The intent of the highway commercial district (HC) is to provide commercial areas for those establishments which can function most satisfactorily in an area directly related to a major vehicular circulation route due to the nature of the merchandise handled and the display space required, particularly items requiring expansive display area such as motor vehicles, trailers, and farm implements; the method of transport required of the purchaser for the merchandise handled, particularly goods customarily traded in bulk such as lumber or feed requiring access for the customer to the sales area; primary dependence upon vehicular, as opposed to pedestrian, access such as drive-in facilities and all types of automotive and farm implement service; or the clientele toward which the establishment is primarily oriented, particularly travelers on the highway. (Ord. 386 § 901, 2002)

17.48.020 Permitted principal uses and structures.

The following principal uses and structures shall be permitted in highway commercial districts (HC):

- A. Retail sales of: lumber and other building materials, farm equipment, motor vehicles, marine craft, aircraft, mobilehomes, trailers, farm and garden supplies, fuel and ice;
- B. Wholesale sales of: motor vehicles and automotive equipment; drugs, chemicals and allied products; dry goods and apparel; groceries and related products; electrical goods; hardware, plumbing, heating equipment, and supplies; machinery, equipment, and supplies; beer, wine, and distilled alcoholic beverages; paper and paper products; furniture and home furnishings; lumber and construction materials;
- C. Funeral and crematory services;
- D. Farm products warehousing and storage, excluding stockyards;
- E. Refrigerated warehousing;
- F. Food lockers, provided, that any slaughtering, killing, eviscerating, skinning or plucking be done indoors;
- G. Household goods warehousing and storage;
- H. General warehousing and storage;
- I. Automobile repair and services;
- J. Reupholster and furniture repair services;
- K. Contract construction services;
- L. Bus garaging and equipment maintenance;
- M. Motor freight terminals;
- N. Motor freight garaging and equipment maintenance;
- O. Automobile parking;
- P. Libraries, museums, art galleries, planetary, aquariums, historic and monument sites, auditoriums, exhibition halls, penny arcades;
- Q. Miniature golf, gymnasium and athletic clubs, swimming pools, tennis courts, ice skating roller skating and bowling;
- R. Parks;

- S. Amphitheaters, stadiums, drive-in movies, arenas and field houses, race tracks, fairgrounds, amusement parks, golf driving ranges, go-cart tracks, golf courses and country clubs, riding stables, playfields and athletic fields, bowling and swimming pools;
- T. Communication and utility uses;
- U. Drive-in eating and drinking places;
- V. Automobile service stations;
- W. Motels and areas for the parking of motor homes and camping units for periods of time less than five days. (Ord. 386 § 902, 2002)

17.48.030 Permitted accessory uses and structures.

The following accessory uses and structures shall be permitted in highway commercial district (HC):

Accessory uses normally appurtenant to the permitted principal uses and structures when established in conformance within the space limits of this district. (Ord. 386 § 903, 2002)

17.48.040 Permitted conditional uses.

There shall be no permitted conditional uses permitted in the highway commercial district (HC). (Ord. 386 § 904, 2002)

17.48.050 Prohibited uses and structures.

All other uses and structures which are not specifically permitted or not permissible as permitted conditional uses shall be prohibited from highway commercial district (HC). (Ord. 386 § 905, 2002)

17.48.060 Minimum lot requirements.

The minimum lot area shall be ten thousand (10,000) square feet. The minimum lot width shall be ninety (90) feet. (Ord. 386 § 906, 2002)

17.48.070 Minimum yard requirements.

There shall be a front yard of not less than a depth of forty (40) feet. There shall be a rear yard of not less than a depth of twenty (20) feet Each side yard shall be not less than ten (10) feet. (Ord. 386 § 907, 2002)

17.48.080 Maximum lot coverage.

The maximum lot coverage for all buildings shall not be more than fifty (50) percent of the total area. (Ord. 386 § 908, 2002)

17.48.090 Maximum height.

The height of all buildings and structures shall not exceed forty-five (45) feet. (Ord. 386 § 909, 2002)